



# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR

EVELYN FRIEDMAN, CHIEF AND DIRECTOR

September 9, 2010

Patrick Harrington, Chairman  
Michael Hatfield, Commissioner  
John Walsh, Commissioner

Public Facilities Commission  
26 Court Street  
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its September 9, 2010 meeting:

<b>VOTE 1</b>	<b>AMENDMENT TO THE VOTE OF MARCH 26, 2009 TO EXTEND THE</b>	<b>Time</b>
<b>Reay</b>	<b>TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 18 TO 24</b>	<b>Extension</b>
<b>Pannesi</b>	<b>MONTHS TO LARRY BAILEY: Vacant land located at 246 Quincy Street, Mattapan.</b>	
		<b>Purchase</b>
		<b>Price</b>
		<b>\$5,500.00</b>
	<b>Ward: 13</b>	
	<b>Parcel Number: 01191000</b>	
	<b>Square Feet: 1,848</b>	
	<b>Use: New Construction-Housing</b>	
	<b>Estimated Total Development Cost: \$232,810.00</b>	
	<b>Assessed Value: \$5,500.00</b>	
	<b>Appraisal Estimate: N/A</b>	
	<b>DND Program: REMS-Land Disposition</b>	
	<b>RFP Date: 9/29/2008</b>	
	TD – 3.26.09 through 3.26.10 = 12 months	
	TD extension for an additional 6 months – 3.26.10 through 9.26.10 (expires) = 18 months	
	TD extension for an additional 6 months – 9.26.10 through 3.26.11 = 24 months	
	TD total time 24 months	
<b>VOTE 2</b>	<b>TENTATIVE DESIGNATION AND INTENT TO SELL TO LIFE FOCUS</b>	<b>Purchase</b>
<b>Bernard</b>	<b>CENTER OF CHARLESTOWN, INC.: Vacant land located at City Square,</b>	<b>Price</b>
<b>Mayo</b>	<b>Charlestown.</b>	<b>\$1,000.00</b>
	<b>Ward: 02</b>	
	<b>Parcel Number: 03627020</b>	
	<b>Square Feet: 1,811</b>	
	<b>Use: Veterans Memorial Park</b>	
	<b>Estimated Total Development Cost: \$101,896.00</b>	
	<b>Assessed Value: \$70,600.00</b>	
	<b>Appraisal Estimate: N/A</b>	
	<b>DND Program: REMS-Land Disposition</b>	
	<b>RFP Date: 4/12/2010</b>	



**VOTE 3**  
**Bernard**  
**Mayo**

**AMENDMENT TO THE VOTE OF SEPTEMBER 24, 2009 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO FRANK W. GAZZOLA AND CORRECTION TO THE SQUARE FOOTAGE FOR 64 YEOMAN STREET:** Vacant land located at various parcels in Roxbury.

**Time**  
**Extension**

**Purchase**  
**Price**  
**\$31,000.00**

TD – 9.24.09 through 9.24.10 (expires) = 12 months

TD extension for an additional 12 months – 9.24.10 through 9.24.11 = 12 months

TD total time 24 months

**Ward: 08**

**Parcel Number: Various**

**Square Feet: 10,429 (total)**

**Use: Commercial**

**Estimated Total Development Cost: \$194,955.00**

**Assessed Value: \$62,300.00 (total)**

**Appraisal Estimate: N/A**

**DND Program: REMS-Land Disposition**

**RFP Date: 2/2/2009**

**VOTE 4**  
**Sileshi**  
**Mersha**

**TENTATIVE DESIGNATION AND INTENT TO SELL TO IOLANDA DEPINA AND JOSE C. GOMES:** Land with building thereon located at 34 Wayland Street, Dorchester.

**Purchase**  
**Price**  
**\$199,800.00**

**Ward: 13**

**Parcel Number: 00920000**

**Square Feet: 3,521**

**Use: Primary Residence**

**Estimated Total Development Cost: \$ 233,260.00**

**Assessed Value: No assessment for a 3 family structure**

**Appraisal Estimate: \$300,000.00**

**DND Program: Foreclosed Home Sales**

**RFP Date: 6/14/2010**

**VOTE 5**  
**Sileshi**  
**Mersha**

**TENTATIVE DESIGNATION AND INTENT TO SELL TO MERCEDES SANTOS AND ANIBAL SANTOS:** Land with building thereon located at 2 Corman Road, Mattapan.

**Purchase**  
**Price**  
**\$115,000.00**

**Ward: 18**

**Parcel Number: 02707011**

**Square Feet: 6,380**

**Use: Primary Residence**

**Estimated Total Development Cost: \$156,590.00**

**Assessed Value: \$202,500.00**

**Appraisal Estimate: \$145,000.00**

**DND Program: Foreclosed Home Sales**

**RFP Date: 6/14/2010**

**VOTE 6**      **TENTATIVE DESIGNATION AND INTENT TO SELL TO CHERYL ANN COX:**      **Purchase**  
**Edward**      Land with building thereon located at 116 Ruskindale Road, Hyde Park.      **Price**  
**Gregory**      **\$163,000.00**

**Ward: 18**  
**Parcel Number: 04024000**  
**Square Feet: 4,498**

**Use: Primary Residence**  
**Estimated Total Development Cost: \$199,875.00**  
**Assessed Value: \$217,000.00**  
**Appraisal Estimate: \$185,000.00**  
**DND Program: Foreclosed Home Sales**  
**RFP Date: 6/14/2010**

**VOTE 7**      **CONVEYANCE TO BOSTON COMMUNITY CAPITAL, INC:** Land with building      **Purchase**  
**Bob**      thereon located at 81 Wheatland Avenue, Dorchester.      **Price**  
**Jones**      **\$190,000.00**

**Ward: 17**  
**Parcel Number: 00378000**  
**Square Feet: 5,000**

**Use: Rehabilitation-Housing**  
**Estimated Total Development Cost: \$495,014.00**  
**Assessed Value: \$269,800.00**  
**Appraisal Estimate: \$195,000.00**  
**DND Program: Foreclosure Intervention**  
**RFP Date: 6/7/2010**

**VOTE 8**      **CONVEYANCE TO CODMAN SQUARE NEIGHBORHOOD**      **Purchase**  
**Bob**      **DEVELOPMENT CORPORATION:** Land with building thereon located at 59      **Price**  
**Jones**      Spencer Street, Dorchester.      **\$217,800.00**

**Ward: 17**  
**Parcel Number: 00228000**  
**Square Feet: 3,939**

**Use: Rehabilitation-Housing**  
**Estimated Total Development Cost: \$495,014.00**  
**Assessed Value: \$307,700.00**  
**Appraisal Estimate: \$220,000.00**  
**DND Program: Foreclosure Intervention**  
**RFP Date: 6/7/2010**

**VOTE 9**      **CONVEYANCE TO EAST BOSTON COMMUNITY DEVELOPMENT**      **Purchase**  
**Bob**      **CORPORATION:** Land with building thereon located at 47 Prescott Street, East      **Price**  
**Jones**      Boston.      **\$158,400.00**

**Ward: 01**  
**Parcel Number: 07035000**  
**Square Feet: 1,144**

Use: Rehabilitation-Housing  
Estimated Total Development Cost: \$458,683.00  
Assessed Value: \$217,700.00  
Appraisal Estimate: \$180,000.00  
DND Program: Foreclosure Intervention  
RFP Date: 6/7/2010

**VOTE 10**  
**Bob**  
**Jones**

**CONVEYANCE TO SOUTHWEST BOSTON COMMUNITY DEVELOPMENT CORPORATION:** Land with building thereon located at 990 River Street, Hyde Park.

**Purchase Price**  
**\$247,500.00**

**Ward: 18**  
**Parcel Number: 04423000**  
**Square Feet: 3,553**

Use: Rehabilitation-Housing  
Estimated Total Development Cost: \$607,326.00  
Assessed Value: \$327,700.00  
Appraisal Estimate: \$250,000.00  
DND Program: Foreclosure Intervention  
RFP Date: 6/7/2010

**VOTE 11**  
**Chris**  
**Rooney**


**CONVEYANCE TO MASSACHUSETTS PORT AUTHORITY:** Vacant land located at 405 Frankfort Street, East Boston.

**Purchase Price**  
**\$1.00**

**Ward: 01**  
**Parcel Number: 00359001**  
**Square Feet: 4,666**

Use: Landscaped Space  
Estimated Total Development Cost: N/A  
Assessed Value: \$55,800.00  
Appraisal Estimate: N/A  
DND Program: N/A  
RFP Date: N/A

Sincerely,

*for*   
Evelyn Friedman  
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
SEPTEMBER 9, 2010**

**VOTE 1:** That the vote of this Commission at its meeting on March 31, 2010 regarding the tentative designation and intent to sell the vacant land located at 246 Quincy Street (Ward 13, Parcel Number 01191000) in the Roxbury District of the City of Boston containing approximately 1,848 square feet of land to Larry Bailey with an address of 6 Briarcliff Terrace, Mattapan, MA 02126, (or nominee)

be, and hereby is amended as follows:

By deleting the words and figures: "18 months" and substituting in place thereof the following words and figures: "24 months" wherever such may appear.

**VOTE 2:** That Life Focus Center of Charlestown, Inc., a Massachusetts non-profit corporation, with an address of One City Square, Charlestown, MA 02129 be tentatively designated as developer of the land located on at City Square (Ward 2, Parcel Number 03627020) in the Charlestown District of the City of Boston containing approximately 1,811 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions the Director and staff deem appropriate for proper redevelopment of these parcels; and

**FURTHER VOTED:** Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Life Focus Center of Charlestown, Inc. or a nominee to be approved by the Director;

**AND FURTHER VOTED:** That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above-described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

**VOTE 3:** That the vote of this Commission at its meeting on September 24, 2009 regarding the tentative designation and intent to sell the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>LOT SIZE</u>
58 Yeoman Street	08	02150000	1,706
60 Yeoman Street	08	02149000	1,706
64 Yeoman Street	08	02148000	1,700
66-68 Yeoman Street	08	02147000	1,700
109-115 Hampden Street	08	02181000	3,606

in the Roxbury District of the City of Boston containing approximately 10,418 square feet of land to Frank W. Gazzola with an address of 200 Plympton Road, Plymouth, MA 02360 (or nominee)

be, and hereby is amended as follows:

by deleting the words and figures: "12 months" and substituting in place thereof the following words and figures: "24 months; and

also by deleting the words and figures: "64 Yeoman Street, square footage 1,700" and substituting in place thereof the following words and figures: "64 Yeoman Street, square footage 1,711"; and

also by deleting the words and figures: "10,418 square feet" and substituting in place thereof the following words and figures: "10,429 square feet" wherever such may appear.

**VOTE 4:** That Iolanda Depina and Jose C. Gomes, joint tenants, with an address of 429 Old Colony Avenue # 418, South Boston, MA 02127 be tentatively designated as developer of the land with building thereon located at 34 Wayland Street (Ward 13, Parcel Number 00920000) in the Dorchester District of the City of Boston containing approximately 3,521 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Iolanda Depina and Jose C. Gomes or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above-described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

**VOTE 5:** That Mercedes Santos and Anibal Santos, husband and wife, tenants by the entirety, with an address of 2 Perkins Square, Apt. #1, Jamaica Plain, MA 02130 be tentatively designated as developer of the land with building thereon located at 2 Corman Road (Ward 18, Parcel Number 02707011) in the Mattapan District of the City of Boston containing approximately 6,380 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Mercedes Santos and Anibal Santos or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above-described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

**VOTE 6:** That Cheryl Ann Cox, an individual, with an address of 55 Kingsdale Street, Dorchester, MA 02124 be tentatively designated as developer of the land with building thereon located at 116 Ruskindale Road (Ward 18, Parcel Number 04024000) in the Hyde Park District of the City of Boston containing approximately 4,498 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions the Director and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Cheryl Ann Cox or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above-described property in accordance with the provisions of Chapter 642 of the Acts of 1966.

**VOTE 7:** That having duly advertised its intent to sell to Boston Community Capital, Inc., a Massachusetts non-profit corporation, with an address of 56 Warren Street, Roxbury, MA 02119, land with building thereon located at 81 Wheatland Avenue (Ward 17, Parcel Number 00378000) in the Roxbury District of the City of Boston containing approximately 5,000 square feet of land, for two consecutive weeks (August 30, 2010 and September 6, 2010) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of August 12, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Community Capital, Inc., or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Community Capital, Inc. or a nominee to be approved by the Director in consideration of ONE HUNDRED NINETY THOUSAND DOLLARS (\$190,000.00).

**VOTE 8:** That having duly advertised its intent to sell to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124, land with building thereon located at 59 Spencer Street (Ward 17, Parcel Number 00228000) in the Dorchester District of the City of Boston containing approximately 3,939 square feet of land, for two consecutive weeks (August 30, 2010 and September 6, 2010) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of August 12, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Community Capital, Inc., or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Codman Square Neighborhood Development Corporation or a nominee to be approved by the Director in consideration of TWO HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED DOLLARS (\$217,800.00).

**VOTE 9:** That having duly advertised its intent to sell to East Boston Community Development Corporation, a Massachusetts non-profit corporation, with an address of 72 Marginal Street, East Boston, MA 02128, land with building thereon located at 47 Prescott Street (Ward 1, Parcel Number 07035000) in the East Boston District of the City of Boston containing approximately 1,144 square feet of land, for two consecutive weeks (August 30, 2010 and September 6, 2010) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of August 12, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to East Boston Community Development Corporation or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to East Boston Community Development Corporation or a nominee to be approved by the Director in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND FOUR HUNDRED DOLLARS (\$158,400.00).

**VOTE 10:** That having duly advertised its intent to sell to Southwest Boston Community Development Corporation, a Massachusetts non-profit corporation, with an address of 17 Fairmount Avenue, Hyde Park, MA 02136, land with building thereon located at 990 River Street (Ward 18, Parcel Number 04423000) in the Hyde Park District of the City of Boston containing approximately 3,553 square feet of land, for two consecutive weeks (August 30, 2010 and September 6, 2010) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of August 12, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Southwest Boston Community Development Corporation or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Southwest Boston Community Development Corporation or a nominee to be approved by the Director in consideration of TWO HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$247,500.00).

**VOTE 11:** Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) the Public Facilities Commission does hereby vote to sell to the Massachusetts Port Authority, a body politic and corporate established pursuant to St. 1956, c. 465, with offices at One Harborside Drive, Suite 200S, East Boston, MA 02128 the vacant land located at 405 Frankfort Street (Ward 01 Parcel Number 00359001) in the East Boston District of the City of Boston containing approximately 4,666 square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Massachusetts Port Authority in consideration of ONE DOLLAR (\$1.00).